040.0	0005	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,300 / 951,300
					USE VALUE:	951,300 / 951,300
					ASSESSED:	951,300 / 951,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37	-39	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARELLA VINCENZO A ETAL
Owner 2:	CARELLA CATHARINA
Owner 3:	
Street 1:	16 HOLTON ST
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .088 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2482 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3850.000	522,900		428,400	951,300
Total Card	0.088	522,900		428,400	951,300
Total Parcel	0.088	522,900		428,400	951,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.28 /Parcel: 383.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27232

GIS Ref

GIS Ref

Insp Date 11/29/18

!3344!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	522,900	0	3,850.	428,400	951,300		Year end	12/23/2021
2021	104	FV	499,400	0	3,850.	428,400	927,800		Year End Roll	12/10/2020
2020	104	FV	499,400	0	3,850.	428,400	927,800	927,800	Year End Roll	12/18/2019
2019	104	FV	389,900	0	3,850.	455,200	845,100	845,100	Year End Roll	1/3/2019
2018	104	FV	389,900	0	3,850.	332,000	721,900	721,900	Year End Roll	12/20/2017
2017	104	FV	366,100	0	3,850.	289,200	655,300	655,300	Year End Roll	1/3/2017
2016	104	FV	366,100	0	3,850.	246,300	612,400	612,400	Year End	1/4/2016
2015	104	FV	327,100	0	3,850.	241,000	568,100	568,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:56:54

LAST REV

Date	Time
04/09/19	13:33:54
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3344

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13828-497		11/1/1979		62,000	No	No		Y

USER DEFINED

Prior Id # 1:	27232
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Meas/Inspect	189	PATRIOT
3/20/2000	Inspected	270	PATRIOT
3/2/2000	Measured	263	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3850		Sq. Ft.	Site		0	80.	1.39	1									428,400						428,400	

Total AC/HA:	0.08838	Total SF/SM:	3850	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	428,400	Spl Credit		Total:	428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07304597
Const Adj.:	0.99980003
Adj $ / SQ:	193.110
Other Features:	118300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710409
Depreciation:	187548
Depreciated Total:	522861

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

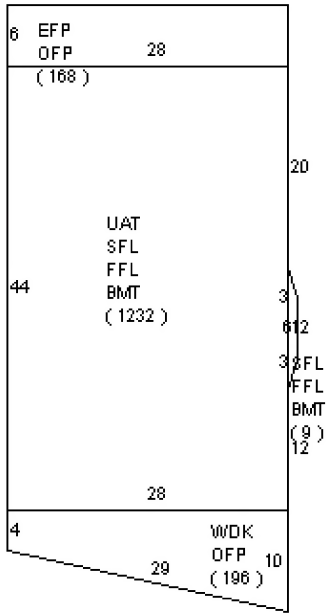
No Unit	RMS	BRS	FL
1	6	2	1
1	5	2	1
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.11
Special Features:	0	Val/Su Net:	109.88
Final Total:	522900	Val/Su SzAd	210.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,241	57.930	71,895
FFL	First Floor	1,241	193.110	239,649
SFL	Second Floor	1,241	193.110	239,649
OFP	Open Porch	364	21.030	7,654
UAT	Upper Attic	308	77.240	23,791
WDK	Deck	196	11.100	2,176
EFP	Enclos Porch	168	43.420	7,295
	Net Sketched Area:	4,759	Total:	592,109
Size Ad	2482	Gross Area	5683	FinArea 2482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

040.0-0005-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: